

PLANNING COMMITTEE – 3RD APRIL 2024

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 3RD APRIL 2024 AT 6PM IN THE TOWN COUNCIL'S COMMITTEE ROOM LOCATED IN THE GUILDHALL, NORTHAMPTON

PRESENT: Councillor Connolly (Chair), Birch, Choudary, Fuchshuber, Haque, Meredith and Purser

OFFICER PRESENT: Miss F Barford (Democratic Services Officer)

59. APOLOGIES FOR ABSENCE

Apologies were submitted by Councillor Lane.

60. DECLARATIONS OF INTEREST

No declarations of interest were made.

61. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 5TH MARCH 2024

RESOLVED: The Chair was authorised to sign the minutes of the previous meeting held on 5th March 2024 as a true and accurate record of the proceedings.

62. PLANNING APPLICATIONS – TO CONSIDER PLANNING APPLICATIONS FOR THE PARISH OF NORTHAMPTON AS NOTIFIED BY WEST NORTHAMPTONSHIRE COUNCIL (THE PLANNING AUTHORITY)

DSO's Note: Due to the high-volume of applications received by the Town Council, it was agreed that applications of interest be highlighted by Councillors for the Committee to review and provide comment.

Application No	Site Address and Proposal	Comments
362. 2024/0390/PIP	98 Fullingdale Road Northampton NN3 2QJ Application for permission in principle for the erection of a 2-bedroom bungalow.	Northampton Town Council made no comment on this application.
363. 2024/1100/PA	15 Ardington Road, Northampton, NN1 5LP Prior approval for single storey side infill extension with a depth of 6m from original dwelling and 3m in height	Northampton Town Council made no comment on this application.
364. 2024/1187/FULL	St James Retail Park, Unit 3A, Towcester Road, Northampton, NN1 1EE Part change of use from Class E(d) to Class E(a) to allow Unit 3A (at ground and mezzanine level) to be used for retail sales within Class E(a)	Northampton Town Council made no comment on this application.
365. 2024/1213/FULL	Ravenswood 20 East Park Parade Northampton NN1 4LB Window to side elevation changed to french doors.	Northampton Town Council made no comment on this application.
366. 2024/1212/FULL	102 Greenview Drive, Northampton, NN2 7LQ Proposed single storey side/rear extension	Northampton Town Council made no comment on this application.

<p>367. 2024/0289/LBC</p>	<p>Royal And Derngate Theatres Guildhall Road Northampton NN1 1DP Listed building consent to undertake works to internal doors and building fabric</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>368. 2024/1153/FULL</p>	<p>78 Kingsley Road Northampton NN2 7BL Proposed construction of a new single garage, rear single storey kitchen extension, replacement of windows and front door, and reinstatement of railings in front boundary wall</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>369. 2024/0422/FULL</p>	<p>3 Churchill Court, Northampton, NN3 6PY Erection of single storey outbuilding in rear garden</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>370. 2024/1027/FULL</p>	<p>4 Danewood Gardens Northampton NN3 2LU Proposed front porch-style extension</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>371. 2024/1108/FULL</p>	<p>130 Clarence Avenue, Northampton, NN2 6PA Change of Use from dwelling house to house in Multiple Occupation (HMO) for six residents and ground floor rear extension</p>	<p>The Planning Committee recommended this application be REFUSED. The proposal would cause a negative impact on the neighbouring properties in this terraced street, especially the increased noise and waste produced.</p> <p>It was commented there was already a significant problem with residual parking on this street, whilst it was understood the applicant intended to install a cycle-shed and the close proximity to transport links and amenities however, it cannot be guaranteed any of the tenants would not own a vehicle(s) or require parking space(s).</p> <p>The Committee commented the layout of the ground floor was poor with poor access to the bathroom for the ground floor bedroom. In addition, was commented the middle bedroom on the first floor seemed small.</p>
<p>372. 2024/1125/FULL</p>	<p>Land Rear Of 2, Pinewood Road, Northampton Proposed erection of new dwelling</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>373. 2024/0940/FULL</p>	<p>2 Probyn Close Northampton NN3 5LN</p>	<p>Northampton Town Council made no comment on this application.</p>

	Construction of two storey extension at side and rear.	
374. 2024/1219/FULL	485 Wellingborough Road Northampton NN3 3HN Demolition of existing garage building and construction of a dwelling to rear of 485 Wellingborough road	Northampton Town Council made no comment on this application.
375. 2024/0893/FULL	3 Wheatfield Gardens, Northampton, NN3 2NF Proposed single storey extension to front [amendment to 2023/7550/FULL]	Northampton Town Council made no comment on this application.
376. 2024/0984/FULL	9 Duston Road, Northampton, NN5 5AR Provision of dropped kerb on Duston Road.	Northampton Town Council made no comment on this application.
377. 2024/1059/FULL	2 Burleigh Road, Northampton, NN2 6HH Car sales facility on site with associated portacabin office & storage cabin, external lighting, signage and security fencing to boundary [Retrospective]	Northampton Town Council made no comment on this application.
378. 2024/1003/FULL	6 Cheyne Walk, Northampton, NN1 5PT Erection of two storey building with drive through to accommodate two flats	Northampton Town Council made no comment on this application.
379. 2024/1268/FULL	40 Axe Head Road Northampton NN4 8TF New attached dwelling on land adjacent to 40 Axe Head Road	Northampton Town Council made no comment on this application.
380. 2024/1260/ADV	18 Drapery Northampton NN1 2HG Two externally illuminated fascia signs	Northampton Town Council made no comment on this application.
381. 2024/0946/FULL	18 Victoria Road, Northampton, NN1 5ED Replacement Windows and Front Door. Removal of redundant chimney stack	Northampton Town Council made no comment on this application.
382. N/2021/0124	Tony Brooks Motor Co, Court Road, Northampton, NN1 1TH Construction of new six storey building comprising of 52no residential apartment/dwellings	The Planning Committee recommended this proposed development be APPROVED . This development would provide long-term and sustainable housing whilst easing housing pressures. It was added, the Town Council prefer these developments compared to Houses of Multiple Occupation.
383. 2024/1344/FULL	24 Tintern Avenue Northampton NN5 7BZ Proposed single storey rear extension	Northampton Town Council made no comment on this application.
384. 2024/1329/FUL	9 Prestwold Way Northampton NN3 8TR Part demolition of existing porch and construction of new porch	Northampton Town Council made no comment on this application.
385. 2024/1261/FUL	16 Burwood Road, Northampton, NN3 2LS	Northampton Town Council made no comment on this application.

	Construction of Single storey rear extension; alterations	
386. 2024/1053/FULL	Westbridge Motors St James Road Northampton NN5 5HU Proposed demolition of existing B2 Garage and MOT Workshops and construction of new modern commercial building comprising 4 commercial units for Class B2 Industry and Class E Commercial and Business Use	Northampton Town Council made no comment on this application.
387. 2024/1303/FULL	Former Dairy Crest Depot, Horsley Road, Northampton Continued use of site for Class B8 (storage and distribution) and erection of modular units with ancillary offices and storage canopy along with vehicle parking, servicing, photovoltaic panels, external storage and associated works (retrospective application).	The Planning Committee recommended this application be REFUSED . The Committee added the noise, consistent movement of vehicles/goods and the pollution emitted had a detrimental impact on neighbouring residential properties, peoples' wellbeing and the amenities.
388. 2023/7980/FULL	61 Beaconsfield Terrace Northampton NN1 3ES Change of use from 5 person House in Multiple Occupation (Use Class C3) to 7 person House in Multiple Occupation (Sui Generis) together with proposed two storey side extension.	Northampton Town Council made no comment on this application.
389. 2023/7813/FULL	324 Wellingborough Road Northampton NN1 4EP Change of Use from Cafe A3 to Takeaway A5	Northampton Town Council made no comment on this application.
390. 2024/1083/FULL	Land Rear Of 371 To 373 Billing Road East Northampton Proposed erection of new dwelling to rear, off road car parking and amendments to access lane	Northampton Town Council made no comment on this application.
391. 2023/7939/FULL	67 Norfolk Street Northampton NN2 6HR Proposed two storey side extension	Northampton Town Council made no comment on this application.
392. 2024/1390/FULL	50 Northampton Lane South Northampton NN3 7RL Proposed single story rear extension and replacement garage and workshop.	Northampton Town Council made no comment on this application.
393. 2024/1366/FULL	32 Sulgrave Road Northampton NN5 7BL Change of use from a dwellinghouse [use class C3] to HMO for 4 persons [use class C4] and single storey front infill	Northampton Town Council made no comment on this application.
394. 2024/1451/ADV	Tower Retail Park Northampton NN5 5AF	Northampton Town Council made no comment on this application.

	Retail park totem	
395. 2024/0975/FULL	33 Bridgewater Drive Northampton NN3 3AF Proposed two storey rear extension, single storey first floor side and rear extensions with internal and external alterations including front porch	Northampton Town Council made no comment on this application.
396. 2024/1471/FULL	25 Greenfield Avenue, Northampton, NN3 2AA Single storey side and rear wrap around extension	Northampton Town Council made no comment on this application.
397. 2024/1471/FULL	25 Greenfield Avenue, Northampton, NN3 2AA Single storey side and rear wrap around extension	Northampton Town Council made no comment on this application.
398. 2024/1467/FULL	Meteor Distribution Park, Units B And C, Edgemoad Close, Northampton, NN3 8RF Erection of two surface-mounted industrial storage canopies anchored to existing hardstanding	Northampton Town Council made no comment on this application.
399. 2024/1477/FULL	19 Baukewell Court Northampton NN3 8HD Change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants	The Planning Committee recommended this application be REFUSED on the following grounds. The property was situated in a small terraced cul-de-sac therefore would have a negative impact on the amenities and considered unsuitable for the proposed development. The Committee raised concerns on the potential increase in waste and noise generated, if this proposal was approved.
400. 2024/1458/FULL	Brethren Meeting Hall 4a Christchurch Road Northampton NN1 5LN Demolition of existing building and proposed development of 9 one-bedroom apartments	Northampton Town Council made no comment on this application.
401. 2024/1435/FULL	2 Harlestone Road Northampton NN5 7AE Existing retail shop to divide into two retail shops	Northampton Town Council made no comment on this application.
402. 2024/1541/FULL	58 Derwent Drive Northampton NN5 7LB Single storey side and rear extension including rear dormer.	Northampton Town Council made no comment on this application.
403. 2024/0872/FULL	93 Lower Thrift Street, Northampton, NN1 5HP Proposed new dwelling to rear of	The Planning Committee recommended this application be REFUSED as the development of a

		new dwelling at the rear was not in-keeping with the area, would be close proximity to the neighbouring properties furthermore, approval would set a precedent for similar developments.
404. 2024/1234/SCRN	Former L & H Polymers 25-35 Crow Lane Northampton Proposed industrial/distribution unit (Use Class B2/B8) including ancillary offices	Northampton Town Council made no comment on this application.
405. 2024/1548/FULL	South Midlands Co Operative Society Ltd Car Park Barry Road Northampton NN1 5JS Erection of 2 detached two storey dwellings	Northampton Town Council made no comment on this application.
406. 2024/1599/PNHPD	6 Burwood Road, Northampton, NN3 2LS Application for prior approval for the erection of a single-storey rear extension, which would extend beyond the rear wall of the original house by 5.4m, for which the maximum height would be 3.85m, and for which the height of the eaves would be 2.40m	Northampton Town Council made no comment on this application.
407. WNN/2023/0476	73 Billing Road, Northampton, NN1 5DE Conversion of dwelling house (Class C3) to 5 Person house in multiple occupation (Class C4) and single storey rear extension	Northampton Town Council made no comment on this application.
408. 2024/1580/FULL	28A Clare Street Northampton NN1 3JF Change of use of the commercial part of the site [use class E] to residential use [use class C3], including partial demolition and new building work to provide 3 self-contained dwellings	Northampton Town Council made no comment on this application.
409. 2024/1568/FULL	21 23 Drapery Northampton NN1 2ET Conversion of commercial premises and second-floor rear extension to create 8no. residential units with associated cycle parking and refuse storage	Northampton Town Council made no comment on this application.
410. 2024/1216/FULL	5 Pyket Way Northampton NN3 3JU Proposed replacement front boundary wall and installation of air conditioning unit (retrospective).	Northampton Town Council made no comment on this application.
411. 2024/1524/FULL	20 Austin Street Northampton NN1 3EY Change of Use from Dwelling (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants including single	Northampton Town Council made no comment on this application.

	story rear extension and dormer loft conversion.	
412. 2024/1565/FULL	138 Wellingborough Road Northampton NN1 4DT Part ground floor and part first floor rear extension to create extra office space (E) and enlargement of existing first floor flat.	Northampton Town Council made no comment on this application.
413. WNN/2023/0351	Former Top Of The Town Nightclub 73-91 Great Russell Street Northampton Northamptonshire Development of 19no Apartments (Revised scheme following approval of WNN/2021/0035)	Northampton Town Council made no comment on this application.
414. 2024/0989/FULL	100 King Edward Road Northampton NN1 5LR Proposed single storey flat roof rear extension	Northampton Town Council made no comment on this application.
415. 2024/1561/FULL	92 Ennerdale Road Northampton NN3 6BX Proposed single storey side extension and patio	Northampton Town Council made no comment on this application.
416. 2024/1582/FULL	56 Lumbertubs Lane Northampton NN3 6AH Installation of air source heat pump at ground level at the side of the property to replace gas boiler	Northampton Town Council made no comment on this application.
417. 2024/1666/ADV	323 325 Wellingborough Road Northampton NN1 4EW Advertisement consent to replace 1 projecting signage with new (500mm), replace 1 fascia and 1 logo with 1 new blue fascia and 1 new 290mm logo height, replace 1 ATM surround and decals with new, replace statutory signage with new, install new window message, 'A good way to bank', and deep clean tiles	Northampton Town Council made no comment on this application.
418. 2024/0394/FULL 2024/0401/LBC	Dallington Hall, Dallington Park Road, Northampton, NN5 7AA Internal works to Dallington Hall. Construction of a summer house and a hobby workshop within the rear garden. Construction of an access ramp to the front and side of the house	Northampton Town Council made no comment on this application.
419. 2024/1592/FULL	Unit 2 Gladstone Road Northampton NN5 7PP Change of Use from Commercial, Business and Service - Industrial Processes E(g)(iii) to Indoor Recreation E(d) including alterations and parking	Northampton Town Council made no comment on this application.
420. 2024/1611/FULL	66 Lower Hester Street Northampton NN2 6BL Change of Use from Dwelling (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants including single story rear extension	The Planning Committee recommended this application be REFUSED . It was recommended refusal due to concerns of damp in the proposed bedroom within the cellar and the associated fire risks. The

		Committee recommend the safety report from Northamptonshire Fire and Rescue and Environmental Health.
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63. TO REVIEW WEST NORTHAMPTONSHIRE HIGHWAYS NEW AND UPDATED PARKING RESTRICTIONS REQUEST FORM

The Democratic Services Officer referred to the report enclosed within the agenda. In response to a question, the Democratic Services Officer explained she presumed any new parking restriction requests would be reviewed by this Committee.

NOTED

MEETING CONCLUDED: 7:10PM